

January 16, 2023

MEMORANDUM

TO: LFC Members

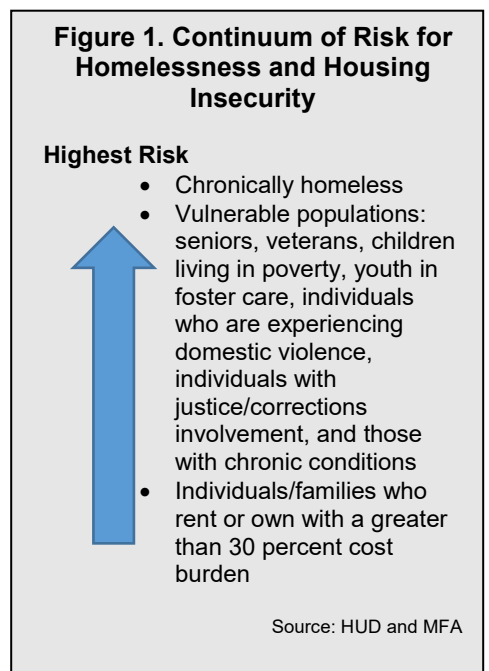
FROM: Dr. Kathleen Gygi, Program Evaluator & Micaela Fischer, Program Evaluation Manager

THROUGH: David Abbey, Director

SUBJECT: Status Update on LFC Research of Housing and Homelessness Supports

Summary

This memo aims to provide legislators with an update on an ongoing LFC program evaluation on homelessness and housing supports in order to share what staff have learned prior to the 2023 legislative session. Addressing homelessness and housing insecurity are key elements to meet New Mexicans’ basic needs. Over the last decade, the number of homeless people in New Mexico has declined by one-third and poverty has decreased by 3.1 percent. Yet, there are still unmet needs for housing support across the continuum of risk for homelessness and housing insecurity (see Figure 1). Since 2018, New Mexico has greatly improved in providing emergency shelter options for the homeless. However, a shortage of affordable housing units in New Mexico illustrates a need for some additional long-term solutions, including permanent supportive housing and related support services. Additionally, there is a need for increased transparency and outcomes regarding existing investments in housing support programs. LFC staff recommends expanding existing state-funded supportive housing programs, considering land use and zoning laws to promote increasing affordable units, and additional tracking and transparency for existing funding and programming. Future investments by the Legislature should also consider ensuring sufficient agency workforce and housing stock capacity exists to support growth and ensure state funding does not duplicate or supplant undersubscribed federal programs.



Homelessness and housing support fast facts:

- Increased state investments and pandemic-related federal funding tripled total federal and state funding dedicated to homelessness and housing supports since FY20, at \$583 million.
- New Mexico performs well on metrics of rates of homelessness and moving people into permanent housing compared with neighboring states and the nation.
- The number of homeless individuals in New Mexico decreased by almost a third over the last decade and the poverty rate declined by 3.1 percent.
- Emergency shelter capacity to serve the homeless has more than doubled since 2016.
- Since 2000, the supply of affordable units in New Mexico declined by 50 percent, potentially indicating an issue with the housing supply.¹

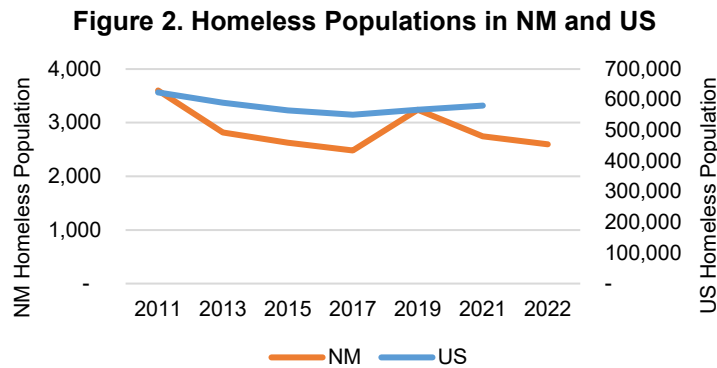
¹ The U.S. Department of Housing and Urban Development has long used a 30 percent rule: affordable housing is housing that costs no more than 30 percent of a family's income; families who pay more than 30 percent of their income for housing are considered cost-burdened.

- The number of people at-risk for homelessness is likely growing due to increasing rent and a dwindling supply of affordable units.

LFC staff will be working over the next months to define the gap between need, availability, and affordability, particularly for households with incomes at or less than 30 percent of area median income. Staff will present this information and a broader suite of recommendations for the state’s housing and homelessness support programs at the first LFC meeting of the 2023 interim.

Current State of Homelessness and Housing Insecurity

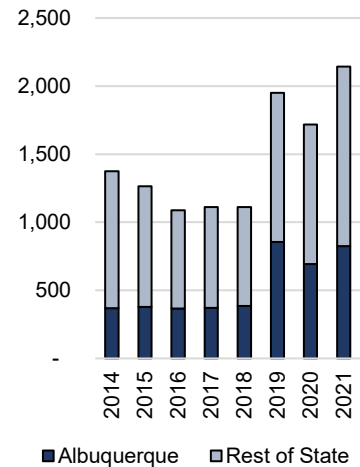
Over the last decade, homelessness overall has declined by 28 percent in New Mexico, but there were still at least 2,600 homeless individuals on a single night in 2022.² Following national trends, after years of steady declines in the homeless population, New Mexico’s homeless population grew significantly between 2017 and 2019. Unlike the nation, however, New Mexico’s homeless population began to shrink after the 2019 peak and is now 28 percent lower than in 2011.



Note: 2022 numbers for the nation have not been released yet.

Source: HUD Point in Time Counts and 2022 Joint Albuquerque and Balance of State Point in Time Count Report

Figure 3. Emergency Shelter Beds in New Mexico
(includes seasonal and year-round beds)



While the overall population of homeless people has decreased in recent years, more individuals in Albuquerque have been using emergency shelters (282 more people, or a 43 percent increase), which could be related to overall fewer unsheltered people in the city (190, or 49 percent, fewer people). This trend does not hold true for the rest of the state, where emergency shelter use decreased from a high of 1,035 people in 2011 to 785 people in 2022, a 24 percent decline. Growth in shelter use in Albuquerque could be attributed to large increases in year-round shelter beds in 2019, with Joy Junction (in Bernalillo County – counted in the rest of state) and Heading Home (in Albuquerque) adding around 300 year-round, full-time beds between the 2018 and 2019 point-in-time counts.

Table 1. Rates and Total Counts of Homeless Persons, 2022

	Homeless per 10,000	Total Homeless
Texas	8	24,432
Oklahoma	9	3,754
New Mexico	12	2,560
U.S.	18	582,462
Colorado	18	10,397
Arizona	19	13,553

Source: HUD 2022 Point-in-Time Count

² Source: 2022 Point in Time (PIT) Count for Albuquerque and Rest of State. The annual PIT count identifies and counts individuals and families experiencing sheltered and unsheltered homelessness on a single night in January.

New Mexico is performing well compared with neighboring states and national performance benchmarks. According to the U.S. Department of Housing and Urban Development (HUD):

- New Mexico’s homeless rate is less than 12 per 10,000, lower than the national rate and in the middle of rates from neighboring states.³
- New Mexico is performing better than neighbors on HUD performance measures (see Table 2) such as shortening the time people spend in emergency shelters or temporary housing (average of 81 days in New Mexico, 82 days in Texas, and 96 days in Colorado) and moving people into permanent housing (94 percent New Mexico, 94 percent Texas, and 95 percent Colorado). However, it is unclear if state-funded programs such as Linkages are getting similar results since not all Linkages providers report outcomes to HUD.

Table 2. New Mexico Performance Measures Compared to Neighboring States, 2021*

	Av Length of Stay (days)	% Return to ES 24 mos	% Return to PSH 24 mos	% Successful exit ES, SH, TH, RR	% Successful exit or retention PSH
AZ	102	24	12	42	96
CO	96	22	12	26	95
NM	81	29	10	31	94
TX	82	20	14	34	94
US	NA**	18	18	38	97

Notes: ES=Emergency Shelter, SH=TH=Transitional Housing, RR=Rapid Rehousing PSH=Permanent Supportive Housing

*Averaged across state CoCs: AZ (3), CO (4), NM (2), and TX (11) **2020 average = 193 days

SOURCE: HUD 2022 AHAR

Between 2000 and 2019, the supply of affordable units for the state’s lowest-income renters declined by 50 percent.⁴

Housing units are in short supply across the state, with a 4.6 percent rental vacancy rate and 0.8 percent of owner housing that is vacant for sale (see Appendix B).⁵ The 2022 New Mexico Strategy report, commissioned by the Mortgage Finance Authority (MFA), indicates that the costs of housing of all types continue to rise for renters and homeowners, largely due to inflation and production challenges. However, incomes have not risen accordingly, which increases cost burden and housing insecurity.⁶ According to MFA and National Low Income Housing Coalition (NLIHC) estimates, there is a shortage of 32 thousand to 40 thousand affordable rental units available for extremely low-income renters.⁷

Some current NM housing challenges:

- Affordable housing gap of 32 thousand units for households at or below 30 percent of area median income.
- Issues with substandard housing: 40 thousand units in the state lack complete kitchens, and 40 thousand lack complete plumbing.
- 5,100 units per year must be developed to prevent housing challenges from getting worse.
- More than 50 thousand housing units in the state are vacant for seasonal and recreational use.

Source: MFA’s NM Housing Strategy and Root Policy Research

³ Source: [HUD 2022 Annual Homelessness Assessment Report \(AHAR\), Part 1.](#)

⁴ Source: 2022 New Mexico Housing Strategy report prepared for the New Mexico Finance Authority by Root Policy Research.

⁵ Source: 2021 American Community Survey.

⁶ Housing supports are only one of multiple income supports available to low-income New Mexicans, as detailed in LFC’s [2021 Spotlight on Stacked Income Supports.](#)

⁷ Source: MFA and [NLIHC New Mexico Housing Profile.](#) Extremely low-income people are those with incomes below 30% of the area median family income, defined by HUD. For Albuquerque, this would be an annual income below \$20,293, for Santa Fe, it would be an annual income below \$21,929

State and Federal Funding

Though important, affordable housing and homeless supports are not federal entitlements nor constitutional requirements in the same way that Medicaid or public education are for the state. As such, until recently, the state has played a relatively limited role in providing housing and homelessness programming, instead leaving the federal and local governments to hold primacy in these areas. However, significant infusions of pandemic-related funding to the state have kindled a new state focus on housing issues. With higher-than-ever recurring resources available at the federal and state level, both the Legislature and executive have signaled their interest in continuing state support for housing into the future.

Since the 2020 session, the Legislature has allocated over \$108.7 million in state funds from capital and other appropriations for housing and homelessness efforts, though almost all of it was nonrecurring. The funding is summarized in Table 3 and fully detailed in Appendix D. State appropriations for housing flow through four primary agencies: the Human Services Department (HSD), the Mortgage Finance Authority (MFA), the Department of Finance and Administration (DFA), and Children Youth and Families Department’s Behavioral Health Services Division (BHSD). However, the state can’t appropriate funding directly to MFA because it is not a state agency,⁸ so most housing funds go to DFA or BHSD, then to MFA.

Table 3. Funding for Housing and Homelessness since the 2020 Legislative Session
(in thousands of dollars)

Nonrecurring funding for MFA for NM Housing Trust Fund Act and Affordable Housing Act	\$41,200.0
To DFA for housing assistance and for assistance for homeless persons	\$35,000.0
Capital outlay and other nonrecurring to local governments and tribes for housing	\$18,866.9
Recurring TANF funding to CYFD for supporting housing (\$900k per year)	\$2,700.0
Funding noted in recurring budgets of HSD, CYFD, and NMCD for housing and shelters	\$10,975.7

Source: LFC files

Within the \$108.7 million total, the Legislature provided three appropriations of the state’s portion of Covid-related stimulus funding to DFA for housing assistance and for assistance for homeless persons: one \$15 million tranche of CARES funding (line 4 of Appendix D) and two separate \$10 million appropriations of state ARPA funds (lines 8 and 9 of Appendix D).

Of this funding, DFA transferred the \$15 million in CARES money to the Mortgage Finance Authority (MFA), which then dedicated \$2 million to support the acquisition of the Santa Fe Suites Hotel to provide 120 units of low-income rentals. MFA used another \$11.3 million of the appropriations to grow an existing, federally funded program at the Authority – the Homeowner Assistance Program. Of the \$20 million in ARPA funding, as of early January 2023, DFA had spent \$1.25 million in grants to Luna County to purchase eight RVs for housing in Columbus and to the Village of Ruidoso to buy 17 manufactured homes for long-term rental for families displaced by the McBride Fire. In late December 2022, the Governor’s office announced \$11 million more in awards from this fund, calling it the “Casa Connections” grant program, mainly to purchase and rehabilitate multi-family housing for transitional and supportive housing for the homeless or at-risk. Over \$7 million of the total funding remains unallocated.

The state’s flexible housing trust fund has grown significantly in both funding and purpose. New Mexico’s housing trust fund was created in 2005 to finance loans or provide grants to affordable housing projects. Laws 2021, Chapter 24 expanded its purpose to include rental and mortgage assistance, housing counseling, down payment assistance, home rehabilitation and weatherization, and programs to address

⁸ The Mortgage Finance Authority Act of 1975 (Sections 58-18-1 thru 58-18-27, NMSA 1978 as amended) established the MFA as an instrumentality of the state, defined as “ a public corporate entity created by state law but which is not subject to the general laws of the state and is not a state agency or department” (Section 11-1-2 NMSA 1978).

homelessness based on need as determined by MFA. Though MFA has wide discretion to use trust fund money for any of these purposes, MFA is not a state entity and is outside of the state’s SHARE accounting system. Therefore, it is not always clear how much funding is expended out of the trust fund each year and for what purpose.

Housing trust fund appropriations over the last six years include \$34 million in FY23, \$5 million in FY22, \$2.2 million in FY21, \$2 million in FY20, \$0 in FY19, and \$0 in FY18. In addition to appropriations, the fund also earns interest on financed loans, and a December 2022 MFA board book reported that the trust fund held over \$34 million. There are some indications that MFA may be having issues spending its trust fund money. In December 2022, MFA repurposed \$5 million of the state ARPA appropriations out of concern for its ability to obligate the funding by the December 2024 deadline.

Starting FY24, the state will dedicate \$40 million or more annually to the New Mexico housing trust fund, and MFA is requesting even more. Senate Bill 134 passed in the 2022 legislative session newly earmarked 2.5 percent of the annual senior severance tax bond capacity to the New Mexico housing trust fund, beginning in FY24. Though the funding would begin accumulating in FY24, the funding would not be available for expenditure until FY25. The bill also stipulated that the unencumbered balance of the proceeds issued for the trust fund would revert to the Severance Tax Bonding Fund after three years, with the Mortgage Finance Authority monitoring and ensuring proper reversion of the bond proceeds. At the signing, the bill was expected to generate \$20 to \$25 million for the trust fund annually, but stronger than expected revenues over the last year have significantly increased the amount generated. Executive branch economists provided new estimates in December 2022 that the trust fund will now receive between \$34.5 and \$40 million each year from FY24 through FY27. Even with the oncoming windfall in FY25, MFA reported in its December board meeting that it would request an additional \$48 million in appropriations for the fund in FY24. MFA staff have indicated \$10 million of the \$48 million request would be for weatherization, though the state will already receive weatherization funds of approximately \$10 million beginning in FY23 via additional federal Low Income Home Energy Assistance Program (LIHEAP) funding.

The LFC and executive budget recommendations for FY24 include between \$18.5 million and \$110 million of new appropriations for housing and homelessness programs. Both recommendations contain an additional \$10 million appropriation for the Casa Connections grant program at DFA to provide local governments with funding for housing infrastructure.

Table 4. Appropriation Recommendations for Housing and Homelessness Programs for FY24
(in thousands of \$)

Agency	Purpose	LFC Rec.	Executive Rec.
1 DFA	To the local government division to provide grants to local governments to support housing infrastructure.	\$10,000.0	\$10,000.0
2 HSD	To establish a comprehensive reentry support pilot program to provide individuals reentering the community from incarceration with pre-release Medicaid capacity, connection to services, housing support, and incarceration, including a pilot alternative parole revocation process, in coordination with the corrections department. Target populations include, but are not limited to, individuals on in-house parole and those eligible for geriatric parole.	\$2,500.0	
3 MFA via DFA	To the Department of Finance and Administration for the New Mexico Mortgage Finance Authority to acquire, build or rehabilitate, including weatherization, affordable housing statewide, pursuant to the provisions of the New Mexico housing trust fund and the Affordable Housing Act.	\$5,000.0	\$30,000.0
4 HSD	For the Linkages program.*	\$1,000.0	\$20,000.0
5 DFA	For rental assistance and eviction prevention through fiscal year 2025.		\$25,000.0
6 DFA	To offer technical assistance and incentives to local governments that update their zoning policies to align with federal preference on funding and development incentives for developers, to improve the current incentives, add additional ones, and improve the time from concept to completion of affordable housing, particularly in rural communities.		\$13,000.0
7 DOH	To respond to homeless encampments and other unsheltered locations throughout the state to provide mobile medical and behavioral crisis intervention and meet basic needs.		\$4,000.0
8 PED	To match federal funds to provide liaisons for homeless students.		\$2,000.0
9 DFA	For a comprehensive landlord support program.		\$6,000.0

* All appropriation recommendations in this table are nonrecurring with the exception of the \$1 million LFC recommendation for the Linkages program in line 4, which is recurring.

Both the LFC and executive budgets also recommend providing additional funding for the Linkages program, though the executive recommends a one-time, \$20 million appropriation while the LFC recommends an additional \$1 million in recurring funding. The executive budget also recommended one-time funding for five new housing programs, including \$25 million in rental support, \$13 million for technical assistance to local governments for zoning and affordable housing development, and \$6 million for a landlord support program.

The 2023 federal appropriations bill will result in approximately \$20 million more in annual federal housing and homelessness supports to New Mexico. On December 22, 2023, Congress passed the *Consolidated Appropriations Act, 2023*, also known as the omnibus appropriations bill, to fund the federal government for the remainder of the federal fiscal year (through September 2023) and set new baseline funding levels for future federal fiscal years. The Act provided an overall 6 percent increase in non-defense discretionary spending, which included several key federal housing and homelessness support programs and grants. Federal Funds Information to the States (FFIS) estimated significant increases in four key federal housing and homelessness programs that benefit New Mexicans. These include an extra \$10.4 million for the Low Income Home Energy Assistance at HSD and MFA, and an extra estimated \$9 million in Section 8 vouchers for the state.

Table 5. Estimated Increased Federal Formula Funding for Housing and Homelessness Programs in New Mexico Beginning FFY23

	NM FFY22 (in millions)	NM FFY23/ FY24 (in millions)	Change from FFY22	
			\$	%
Section 8 Vouchers (tenant- and project based)	\$93.41	\$102.74	\$9.33	10%
Low Income Home Energy Assistance	\$21.32	\$31.67	\$10.35	49%
Homeless Assistance Grants	\$0.38	\$0.44	\$0.05	13%
DOE Weatherization Assistance Program	\$2.53	\$2.81	\$0.29	11%
		<i>sum</i>	\$20.02	

Source: FFIS

Pandemic-Related Funding

In addition to state CARES and ARPA funding used for housing and homelessness support, the suite of federal pandemic-related legislation provided new, significant additional funding to support homeless and housing initiatives. CRRSA and ARPA provided over \$400 million dollars in housing, rental, and utility support for New Mexicans. The state and New Mexico's largest local governments received \$352 million of that funding for emergency rental assistance. The other \$55.8 million was disbursed by MFA for statewide homeowner mortgage and utility payments. As of November 2022, DFA reported its emergency rental assistance funding alone had supported over 57 thousand households, and the agency still had \$55 million more to spend by September 2025. MFA also has \$6.4 million in remaining homeowner assistance funds to spend by September 2025.

Table 6. Pandemic-Related Mortgage, Utility, and Rental Assistance
(In thousands of \$)

Emergency Rental Assistance	Albuquerque	\$42,343
	Bernalillo County	\$8,960
	Doña Ana County	\$16,483
	DFA	\$284,214
Homeowner Assistance Fund	MFA	\$55,773
Total		\$407,773

Source: FFIS

Significant other pandemic-related resources were provided to existing federally funding housing and homelessness programs in the state, including \$28.7 million extra for the HOME program at MFA, Albuquerque, and Las Cruces to invest in affordable rental housing development and rental assistance (the program receives closer to \$8.8 million in federal formula funding each year, see line 7 of Appendix C.) There was also \$21 million extra in federal Emergency Solutions Grants to MFA and local governments

for emergency shelters to deal with the pandemic (the annual formula grant is \$1.6 million. See line 10 of Appendix C).

Importantly, the state further received an additional \$27.7 million in extra pandemic Low Income Home Energy Assistance Program funding, in addition to the \$21.1 million HSD and MFA usually receive for the program. This program was also authorized at a significantly higher funding level in the federal 2023 Consolidated Appropriations Act which should result in the state getting approximately \$10 million more in LIHEAP formula money moving ahead.

State Programs

New Mexico has a wide variety of publically funded programs and grants for people experiencing homelessness, at risk of homelessness, or cost-burdened by housing. See Appendix A for federal definitions of homelessness. Many of these programs and grants are new or have significantly expanded during the pandemic, and are primarily funded by federal and local government sources. LFC staff has begun to inventory key federal and state programs and funding in Appendices B through D.

The state's permanent supportive housing program, Linkages, has grown in recent years but does not report outcomes and future growth may be constrained by limited affordable housing. Linkages is the state-funded permanent supportive housing program⁹ designed to provide rental subsidies, utility assistance, and supportive services to extremely low-income adults who are homeless or at risk of homelessness and diagnosed with severe mental illness. The intent of the Linkages program is to “link” homeless and at-risk individuals to the services they need to stabilize their housing and eventually move to a federally-funding Section 8 voucher and potentially more sustained community services. The program is collaboratively run by MFA, which subgrants the voucher funding to local housing administrators, and HSD’s Behavioral Health Services Division (BHSD), which contracts out the supportive services to regional providers. These support services include case management with monthly visits and other potential, voluntary behavioral health services. For FY23, the state provided \$4.3 million for Linkages to provide 338 housing vouchers and case management.

Linkages reports basic participation data and the number of vouchers issued but not outcomes or system-level performance measures. Not all Linkages providers report data to the state’s Homeless Management Information Service (HMIS) system as do the majority of other homelessness providers in the state.¹⁰ Though sizeable, BHSD staff do not track which services the individual Linkages participants receive, how long they are served by the program, if they transition to federally

Supportive housing is:

- **Subsidized rental housing** affordable to the lowest levels of income (below 30% Area Median Income) and structured as a tenancy with a lease;
- **Does not require sobriety** or treatment prior to housing;
- **Linked with flexible supportive services** to support tenancy and address other needs; and,
- **A SAMHSA evidence-based practice** for recovery and resiliency, most suitable option for chronically homeless and/or individuals with disabilities.

Source: BHSD

Supportive housing programs can reduce costs for taxpayers

- Albuquerque’s Heading Home program resulted in an average savings of \$14,728 per participant comparing pre- and post- program costs, including housing, medical, supportive services, jail, and police costs.
- Denver’s Social Impact Bond initiative resulted in decreased justice involvement, with a 34% reduction in police contacts, 40% reduction in arrests, and 27% reduction in jail days among participants.
- Montana’s business case for a supportive housing Medicaid benefit, estimated \$455, 766 net annual Medicaid cost avoidance savings, after reimbursing supportive housing for 187 beneficiaries.

Sources: UNM ISR, Urban Institute, and CSH

⁹ The federal Substance Abuse and Mental Health Services Administration (SAMHSA) established [permanent supportive housing \(PSH\)](#) in integrated community-based settings versus in institutionally based congregate care as a best practice over a decade ago.

¹⁰ A Homeless Management Information System (HMIS) is a local information technology system required by HUD for grantees to collect client-level and service data. The New Mexico Coalition to End Homelessness oversees the New Mexico HMIS.

funded Section 8 vouchers, nor if they stay housed after exiting the program. Given the interest in significantly expanding the program, the Legislature might consider directing MFA and BHSD to track participant/voucher data and report outcomes such as length in the program and successful transition to permanent housing.

According to the Urban Institute, an individual experiencing homelessness can cost taxpayers between \$30,000 and \$50,000 per year.¹¹ Studies of permanent supportive housing have found a reduction in use of public services by participants, as well as reduced police encounters, resulting in reduced costs to taxpayers. Further, as shown in Table 2, the majority of individuals in permanent supportive housing stay housed, with 94 percent of participants still housed after two years, compared to the 29 percent in emergency shelters who return within two years.

Expanding Linkages program capacity could take several years. For FY24, the Legislative Health and Human Services Committee will be endorsing legislation to provide \$20 million to double the size of the Linkages program. However, there is some concern that the program could not rapidly expand to people who need the program. According to BHSD staff, expanding the Linkages program would require time to develop capacity for local partners in new counties in terms of workforce and expertise in permanent supportive housing administration. To illustrate, between FY20 and FY21, Linkages funding more than doubled from \$1.5 million with 160 vouchers available to \$3.8 million, with 318 vouchers. However, it took the agency a full year to serve the additional 150 people with vouchers. Based on this, Linkages staff estimated it could take two years to again double its program reach by over 300 participants. Potentially one or more of the larger current local partners could deliver services outside their current county-based service territories and MFA reports it is considering providing direct services. Insufficient affordable and available units might also delay expansion. Further, there is a lack of behavioral health providers in New Mexico, which might limit the availability of higher levels of supportive care, as documented by LFC’s 2022 Medicaid Access and Utilization report.

Linkages vouchers have a better “use rate” than Section 8 vouchers, and expanding Linkages may risk supplanting state funding with federal funding. Further, HUD allocates vouchers based on previous years’ utilization which means New Mexico risks losing federal voucher funding due to low uptake rates.

CYFD’s Landlord Collaboration Program could be a model for providing landlord incentives to prevent discrimination against at risk populations. Since FY22, CYFD and MFA have partnered on the Landlord Collaboration Program, which provides permanent supportive housing for youth experiencing or at risk of experiencing homelessness. The program provides extra supports and protections for landlords who are willing to rent to this population of young people, including financial assurances to mitigate risk for potential property damages and vacancy losses due to resulting repairs.

Federal Section 8 Housing Choice Vouchers

Section 8 vouchers, funded by the U.S. Department of Housing and Urban Development (HUD), are one of the largest housing assistance programs in the state; but one in five federal Section 8 housing vouchers in New Mexico goes unused. HUD provides over 11 thousand families with \$90.6 million worth of housing choice vouchers, also known as Section 8 vouchers, every year in New Mexico. The state’s 15 housing authorities manage the federal voucher program, which covers the difference between a low-income person’s total monthly rent and their expected rent contribution of 30 percent of their adjusted family income. The value of each voucher is capped at a local fair market amount—the cost of a

To meet the standard of paying no more than 30 percent of family income on housing, a single earner would have to make \$37,680 in Albuquerque, \$43,480 in Santa Fe and \$30,880 in Las Cruces to afford the fair market rent for a one-bedroom apartment as defined by HUD.

¹¹ See [2016 UNM Institute for Policy Research Brief](#) and [Urban Institute 2021 fact sheet](#) and [Corporation for Supportive Housing Montana Case Study](#).

moderately-priced unit in the local housing market—which HUD updates every year. Housing authorities must allocate 75 percent of vouchers to families earning 30 percent or less of the local area median income. As of 2021, the average family income of persons and families receiving tenant-based Section 8 vouchers was \$12,644.

As of September 2022, HUD reports that housing authorities in New Mexico had enough budget to fund an additional 2,380 vouchers, mostly in Albuquerque, which has the largest housing authority in the state and has the most unused vouchers. There are several reasons why vouchers to individuals are approved but never used each year. The wait time to receive a voucher may average around 31 months. Once receiving a voucher, participants must find and rent housing in the private market within 60 days that meets health and safety standards with a landlord willing to participate in the program. Some renters have reported difficulty finding landlords accepting the vouchers or rental units meeting health and safety standards.

Table 7. Section 8 Housing Unit Vouchers Going Unused, 2022

Housing Authority Name	Units with Vouchers in Use (Sept. '22)	Additional Units that Could Receive Vouchers	Percent Unused
City of Albuquerque Housing Authority	3,069	1,458	32.1%
Housing Authority of the County of Rio Arriba	11	4	15.3%
Northern Regional Housing Authority (Raton)	371	80	14.3%
Western Regional Housing Authority (Silver)	708	129	14.2%
Housing Authority of the City of Gallup	20	8	13.1%
Eastern Regional Housing Authority (Roswell)	1,089	236	11.3%
Housing Authority of the County of San Juan	241	40	10.6%
Santa Fe Civic Housing Authority	887	118	10.5%
Housing Authority of the County of Santa Fe	262	29	10.1%
Housing Authority of San Miguel County	130	14	7.8%
Housing Authority of the City of Las Cruces	1,175	100	6.0%
Housing Authority of the County of Socorro	407	30	5.1%
Bernalillo County Housing Department	2,170	112	4.9%
Clovis Housing and Redevelopment Agency	422	22	3.6%
Housing Authority of the City of T or C	162	-	0.0%
TOTAL	11,124	2,380	21.4%

Source: HUD Housing Choice Voucher Data Dashboard

Considerations for the 2023 Legislative Session

LFC staff recommends consideration of expanding existing supportive housing programs, consideration of land use and zoning laws to promote increasing affordable units, and additional tracking and transparency for existing funding and programming. Though homelessness is a very visible problem, New Mexico does appear to have the capacity to provide temporary emergency shelters for those who want it. It also has a significant number of transitional housing and rapid rehousing units. However, the capacity to move individuals and households into permanent housing is likely not sufficient to meet the needs of either people experiencing homelessness or those at risk.

LFC staff will be working over the next months to define the gap between need, availability, and affordability, particularly for households with incomes at or less than 30 percent of area median income. The data presented in the first section regarding the current state suggests an emergent need in affordable housing, which impacts transitional and permanent housing for people experiencing homelessness and housing insecurity.

Future investments by the Legislature should also consider ensuring agency workforce and housing stock capacity exists to support growth and ensure that state funding is not duplicating or supplanting undersubscribed federal programs. Despite substantial funding for homelessness and housing supports, New Mexico agencies and service providers may be challenged to spend these funds or expand programs due to factors such as workforce shortages, lack of affordable housing units, and lack of

additional local partners with appropriate experience and capacity.¹² Further, key state agencies pass on homelessness and housing money to second and sometimes third-parties with little transparency or accountability.

The New Mexico Legislature could follow other states in enacting land use and zoning laws to support the construction and rehabilitation of affordable units. Although local governments are largely responsible for land use, permitting, and transportation policies that impact construction and rehabilitation of affordable housing, states such as California, Oregon, and Utah, have enacted statewide policies through legislation.¹³

Model Statewide Legislation Promoting Affordability

In 2016 and 2017, California passed accessory dwelling unit (ADU) reforms requiring cities to permit one ADU per single-family home, streamline permitting, and reduce parking requirements.

Oregon's HB2001 (2019) eliminates single family zoning in much of the state. Cities with populations over one thousand in the Portland metro area and more than 25 thousand in the rest of the state have to allow up to fourplexes in single family neighborhoods. Cities between 10 and 25 thousand have to allow at least duplexes.

Oregon's SB608 (2019), the first statewide rent control law, limits annual rent increases to inflation plus 7 percent, includes vacancy decontrol (market rate between tenancies), exempts new construction for 15 years, and maintains state-level pre-emption of local rent control policies.

Utah's SB34 (2019) incentivizes affordable housing development by tying state transportation funding to strategies aimed at affordable housing.

Source: Gardner Policy Institute, Oregon Legislature

New Mexico could pass a statewide source of income law that prevent landlords from discriminating against voucher holders and landlord incentives to increase the acceptance of Section 8 vouchers. Maryland and Virginia both passed such laws in 2020 and Albuquerque passed a source of income ordinance in June 2022. Given the low-use rate of Section 8 vouchers in some areas of the state, the Legislature may want to consider studying possible tenant protection legislation such as a source of income law.¹⁴ In addition, local governments and the state might investigate the use of landlord incentives to increase voucher acceptance, e.g., landlord property mitigation funds. CYFD's pilot Landlord Collaboration Program might serve as an example. The New Mexico Housing Strategy report identifies landlord incentives as a priority action to increase the availability of affordable rental housing and promote housing stability.

According to the Urban Institute, rent control has mixed outcomes and is rarely used on a statewide basis.¹⁵ In 2019, the Oregon legislature passed the first and only statewide rent control policy. As of 2022,¹⁶ five other states (California, New York, New Jersey, Maryland, and Minnesota) and the District of Columbia have localities in which some form of residential rent control is in effect (for normal structures, excluding mobile homes). New Mexico is among the 37 states that either prohibit or preempt rent control; seven other states allow their cities to enact rent control but have no cities that have implemented it.

New Mexico law prohibits political subdivisions and municipalities from enacting ordinances or resolutions that control or would have the effect of controlling rental rates for privately owned property. The law does not prevent some controls on privately owned real property "for which benefits or funding have been provided under contract by federal, state or local governments or a governmental instrumentality for the

¹² Source: LFC staff's informal interviews with MFA and BHSD staff.

¹³ Source: [Gardner Policy Institute](#)

¹⁴ Source: See [NLIHC report](#) on tenant protection post-Covid.

¹⁵ Source: [Urban Institute Rent Control Research Brief](#).

¹⁶ Source: [National Multifamily Housing Council](#)

express purpose of providing reduced rents to low- or moderate-income tenants (Section 47-8A-1 NMSA 1978). No legal challenges on this prohibition appear to have made it to court and there are no attorney general opinions on the subject, however, legislation has been introduced to repeal the provision as recently as 2020 (HB8). The Albuquerque City Council recently voted against (7-2) a resolution that would have asked state legislators to allow for rent control. As the law stands, an owner may increase rent in a month-to-month agreement by any amount with 30-day notice (Section 47-8-15F NMSA 1978).

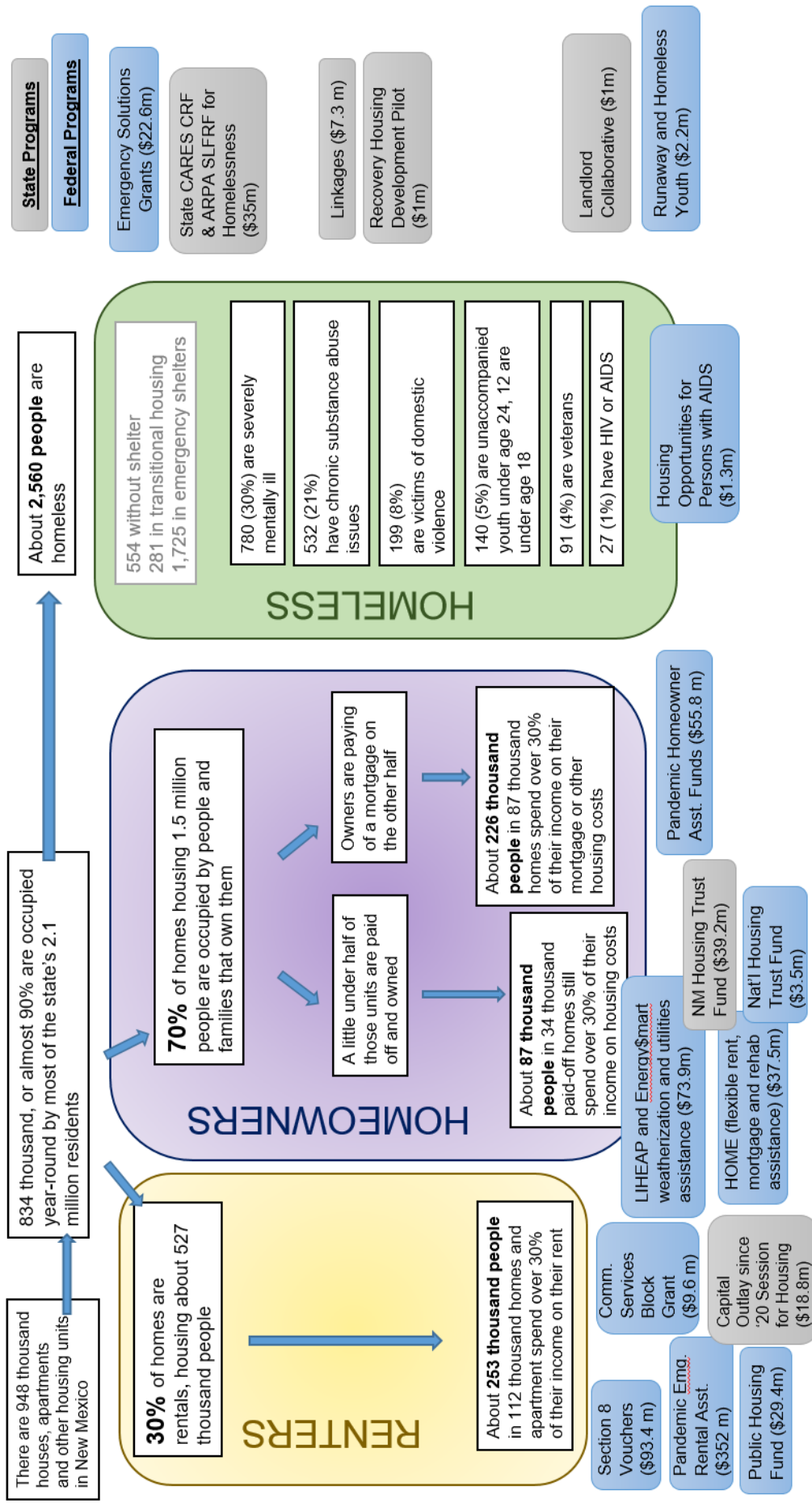
Appendix A. Definitions of Homelessness by Federal Agencies

The U.S. Department of Housing and Urban Development (HUD) currently has four categories of homeless definitions that determine eligibility, primarily for Emergency Shelter (ESG) and CoC grant programs: literally homeless; imminent risk of homelessness; homeless under other federal statutes; and fleeing/attempting to flee domestic violence.

The U.S. Department of Health and Human Services (HHS) definition also includes previously homeless individuals about to be released from prison or a hospital without stable housing. Whereas HUD’s definitions focus primarily on housing, HHS focuses primarily on the instability of living arrangements. The U.S. Department of Education definition aligns with HUD’s Category 3 definition, defining homeless youth as those lacking a “fixed, regular, and nighttime residence” or staying in shelters, other temporary residences, or a “public or private place not meant for sleeping accommodation for human beings.”

Category 1 : Literally homeless	An individual or family who lacks a fixed, regular, and adequate nighttime residence. Must meet one of 3 conditions.
Category 2: Imminent risk of homelessness	An individual or family who will imminently lose their primary nighttime residence, provide that: <ul style="list-style-type: none"> • Residence will be lost within 14days; • No subsequent residence has been identified; and • Lacks resources or support networks.
Category 3: Homeless under other federal statutes	Unaccompanied youth under 25 years of age, or families with children and youth who do not otherwise qualify as homeless under this definition.
Category 4: Fleeing/attempting to flee domestic violence.	Fleeing or attempting to flee domestic violence.
“At Risk” of homelessness	AMI less than 30% and does not have sufficient resources or support networks available to prevent them from moving to an emergency shelter. Must meet one of 7 conditions.

Appendix B. The state and federal government have a wide variety of programs and funding sources to serve populations ranging from the homeless to cost-burdened homeowners



Note: Funds are estimates of state and federal revenues from FY22 plus one-time pandemic funding. Programs listed are grant programs only and do not include loans or tax credits, with the exception of the New Mexico Housing Trust Fund which can be used for many purposes including grants and loans.

Appendix C. State Appropriations for Housing and Homelessness Initiative since the 2020 Regular Legislative Session

#	Type	Agency	Language	Source	Amount	Year	Bill	#
1	Recurring	CYFD	The federal funds appropriations to the income support program of the human services department include nine hundred thousand dollars (\$900,000) from the federal temporary assistance for needy families block grant for transfer to the children, youth and families department for a supportive housing project.	TANF	\$900.0	2022	HB2 2022	1
2	Recurring	CYFD	The federal funds appropriations to the income support program of the human services department include nine hundred thousand dollars (\$900,000) from the federal temporary assistance for needy families block grant for transfer to the children, youth and families department for a supportive housing project.	TANF	\$900.0	2021	HB2 2021	2
3	Recurring	CYFD	The federal funds appropriations to the income support program of the human services department include nine hundred thousand dollars (\$900,000) from the federal temporary assistance for needy families block grant for transfer to the children, youth and families department for a supportive housing project.	TANF	\$900.0	2020	HB2 2020	3
4	Nonrecurring CARES / ARPA	DFA	to contract for services to provide emergency housing assistance and assistance for the homeless	GF (CARES)	\$15,000.0	2020	HB1 2020 2nd SS	4
5	Capital Outlay	DFA	for the New Mexico mortgage finance authority to build or rehabilitate affordable housing statewide, pursuant to the provisions of the New Mexico housing trust fund and the Affordable Housing Act	STB Capital	\$3,000.0	2021	HB 285	5
6	Nonrecurring OSF	DFA	For disbursement to the New Mexico mortgage finance authority for expenditure pursuant to the New Mexico Housing Trust Fund Act. The other state funds appropriation is from the mortgage regulatory fund.	OSF (mortgag	\$2,000.0	2021	HB2 2021	6
7	Nonrecurring CARES / ARPA	DFA	For the New Mexico mortgage finance authority to acquire, build and rehabilitate, including weatherization, affordable energy efficient housing, financing and other housing services statewide, pursuant to the provisions of the New Mexico Housing Trust Fund Act and the Affordable Housing Act.	GF (ARPA)	\$10,000.0	2022	HB2 2022	7
8	Nonrecurring CARES / ARPA	DFA	To provide housing assistance for homeless persons.	GF (ARPA)	\$10,000.0	2022	HB2 2022	8
9	Nonrecurring CARES / ARPA	DFA	To provide housing assistance for homeless persons.	GF (ARPA)	\$10,000.0	2022	HB2 2021 2nd SS	9
10	Nonrecurring CARES / ARPA	DFA	for disbursement to the New Mexico mortgage finance authority for expenditure for energy-efficient affordable housing pursuant to the New Mexico Housing Trust Fund Act; provided that the funding shall not be used to match federal funds but may be used to match private or local funds	GF (ARPA)	\$15,000.0	2022	HB2 2022 2nd SS	10
11	Capital Outlay	DFA	for the New Mexico mortgage finance authority to construct or rehabilitate affordable housing statewide, pursuant to the New Mexico Housing Trust Fund Act and the Affordable Housing Act	STB Capital	\$1,200.0	2020	HB 349	11
12	Capital Outlay	DFA	for the New Mexico mortgage finance authority to weatherize homes and to provide energy efficiency improvements pursuant to the Affordable Housing Act for low-income households statewide.	STB Capital	\$1,000.0	2020	HB 349	12
13	Capital Outlay	DFA	for the New Mexico mortgage finance authority to acquire, build and rehabilitate, including weatherization, affordable housing statewide, pursuant to the provisions of the New Mexico housing trust fund and the Affordable Housing Act	STB Capital	\$9,000.0	2022	SB 212	13
14	Capital Outlay	DFA local capital	to plan, design, construct, renovate and make improvements to public housing units for the Albuquerque housing authority in Albuquerque in	STB Capital	\$1,500.0	2020	HB 349	14
15	Capital Outlay	DFA local capital	to acquire land for and to plan, design and construct affordable housing and homeless facilities in Albuquerque in Bernalillo county;	STB Capital	\$2,500.0	2020	HB 349	15
16	Capital Outlay	DFA local capital	to plan, design, construct, renovate, purchase and equip a facility to provide temporary housing for youth in Albuquerque in Bernalillo county	STB Capital	\$145.5	2020	HB 349	16
17	Capital Outlay	DFA local capital	to plan, design, construct and renovate a facility for homeless and below-market renters, including housing and services, in Santa Fe in Santa Fe county	STB Capital	\$853.0	2020	HB 349	17
18	Capital Outlay	DFA local capital	to plan, design, construct, replace and expand affordable rental housing at Broadway boulevard NE and McKnight avenue in Albuquerque in Bernalillo county	STB Capital	\$1,600.0	2021	HB 285	18
19	Capital Outlay	DFA local capital	to plan, design, construct, replace, renovate, purchase and equip a facility to provide temporary housing for youth in Albuquerque in Bernalillo county	STB Capital	\$455.0	2021	HB 285	19
20	Capital Outlay	DFA local capital	to plan, design, construct and equip site improvements for public housing in Santa Fe county	STB Capital	\$452.7	2021	HB 285	20
21	Capital Outlay	DFA local capital	to plan, design, furnish, equip and construct a transitional and affordable housing project for sick and indigent individuals in association with and adjacent to construction of a recovery support center on Cardenas drive SE in Bernalillo county	STB Capital	\$221.1	2022	SB 212	21
22	Capital Outlay	DFA local capital	to acquire land and rights of way and to plan, design, construct and improve affordable housing in Albuquerque in Bernalillo county	STB Capital	\$445.0	2022	SB 212	22
23	Capital Outlay	DFA local capital	to acquire property and rights of way and to plan, design, construct and equip improvements to the Calle Cuarta affordable housing development in the north valley of Albuquerque in Bernalillo county	STB Capital	\$130.0	2022	SB 212	23
24	Capital Outlay	DFA local capital	to acquire property and to plan, design, construct, rehabilitate and improve multi-unit housing for people experiencing homelessness in Albuquerque in Bernalillo county	STB Capital	\$225.0	2022	SB 212	24

Appendix C. State Appropriations for Housing and Homelessness Initiative since the 2020 Regular Legislative Session

#	Type	Agency	Language	Source	Amount	Year	Bill	#
25	Capital Outlay	DFA local capital	to purchase, equip and renovate a facility to provide temporary housing for youth in transition in Albuquerque in Bernalillo county	STB Capital	\$585.0	2022	SB 212	25
26	Capital Outlay	DFA local capital	to acquire land for and to plan, design, develop and construct workforce housing pursuant to the provisions of the federal Affordable Housing Act and local ordinance in Ruidoso in Lincoln county	STB Capital	\$980.0	2022	SB 212	26
27	Capital Outlay	DFA local capital	to plan, design, construct, equip and furnish public housing site improvements in Santa Fe county	STB Capital	\$835.0	2022	SB 212	27
28	Capital Outlay	DFA local capital	to plan, design and construct an affordable housing project in Taos in Taos county	STB Capital	\$150.0	2022	SB 212	28
29	Capital Outlay	DOT	to plan, design, construct and equip sanitary sewer, storm drainage and required road infrastructure for an affordable housing project at 98th street and Gibson boulevard SW in Bernalillo county;	STB Capital	\$550.0	2022	SB 212	29
30	Capital Outlay	IAD tribal capital	to plan, design and construct housing improvements for the Pueblo of Santo Domingo in Sandoval county	GF Capital	\$2,000.0	2020	HB 349	30
31	Capital Outlay	IAD tribal capital	to plan, design, demolish, remove, construct, improve, renovate and equip tribal housing for the Pueblo of Santo Domingo in Sandoval county	STB Capital	\$1,000.0	2021	HB 285	31
32	Capital Outlay	IAD tribal capital	To plan, design and construct a housing complex in the Gadii'ahi/To'Koi chapter of the Navajo Nation in San Juan county	STB Capital	\$75.0	2022	SB 212	32
33	Capital Outlay	IAD tribal capital	to plan, design, construct and renovate housing in the council-designated historic area of the plaza in the Pueblo of Cochiti in Sandoval county	STB Capital	\$1,205.0	2022	SB 212	33
34	Capital Outlay	IAD tribal capital	to plan, design, construct and renovate tribal housing for the Pueblo of Santo Domingo in Sandoval county	STB Capital	\$1,200.0	2022	SB 212	34
35	Capital Outlay	IAD tribal capital	to plan, design, construct, furnish and equip utility and site infrastructure for a housing development for tribal members in the Pueblo of San Ildefonso in Santa Fe county;	STB Capital	\$1,000.0	2022	SB 212	35
36	Jr.	DFA	To provide permanent supportive housing to the homeless population with disabilities and their families in Las Cruces	Jr. GF	\$ 50.0	2022	SB1 2022 3rd SS	36
37	Jr.	DFA	for support of emergency shelters in Gallup	Jr. GF	\$ 130.0	2022	SB1 2022 3rd SS	37
38	Jr.	HSD	for a homeless shelter and supportive housing program in Santa Fe	Jr. GF	\$ 100.0	2022	SB1 2022 3rd SS	38
39	Jr.	HSD	for a homeless shelter and community mental health center in Santa Fe	Jr. GF	\$ 50.0	2022	SB1 2022 3rd SS	39
40	Recurring	CYFD	Supportive Housing	GF	\$ 1,150.0	2022	HB2 2022	40
41	Recurring	HSD	Housing Support Linkages Program	GF	\$ 500.0	2022	HB2 2022	41
42	Recurring	Corrections	Supportive housing/rental assistance	GF	\$ 500.0	2022	HB2 2022	42
43	Recurring	HSD Behavioral Health Section 4 language	The general fund appropriation to the behavioral health services program of the human services department in the contractual services category includes two hundred twenty-five thousand dollars (\$225,000) for an Espanola homeless shelter program, three hundred thousand dollars (\$300,000) for homeless shelters and supportive housing programs in the city of Santa Fe, city of Gallup and Valencia county, one hundred fifty thousand dollars (\$150,000) to provide operational support for a homeless shelter and supportive housing program in the city of Santa Fe, two hundred thousand dollars (\$200,000) for supplemental security income and social security disability insurance outreach to people experiencing homelessness who have a disability and providing them access to disability benefits.	GF	\$875.0	2020	HB2 2020	43
44	Jr.	HSD	for operational support for a homeless shelter and supportive housing program in Santa Fe in Santa Fe county	Jr. GF	\$ 147.6	2021	SB377	44
45	Jr.	HSD	for rural outreach to persons with substance use disorder and co-occurring disorders, as well as homeless outreach through evidence-base	Jr. GF	\$ 57.0	2021	SB377	45
46	Jr.	HSD	For homeless shelter and supportive housing program operations in the city of Santa Fe	Jr. GF	\$ 75.0	2021	SB377	46
47	Jr.	HSD	For shelter and transitional living programs and services for the homeless and special populations in Espanola in Santa Fe County	Jr. GF	\$ 150.0	2021	SB377	47
48	Recurring	CYFD	Expansion of Transitions Supportive housing program	GF	\$ 250.0	2020	HB2 2020	48
49	Recurring	HSD	Expand BH/jail reentry/housing initiative	GF	\$ 1,500.0	2020	HB2 2020	49
50	Recurring	HSD	Espanola homeless shelter program	GF	\$ 225.0	2020	HB2 2020	50
51	Recurring	HSD	Behavioral health housing assistance	GF	\$ 4,000.0	2020	HB2 2020	51
52	Recurring	CYFD	60 housing vouchers in Hobbs, Roswell, Carlsbad, Las Cruces and Farmington for youth exiting juvenile justice facilities and permanent sup	GF	\$ 250.0	2020	HB2 2020	52
53	Recurring	CYFD	Programs designed for youth exiting supportive housing, juvenile justice facilities, group homes, etc.	GF	\$ 1,000.0	2020	HB2 2020	53
54	Recurring	HSD	Homeless Shelter/Homeless Svcs	GF	\$ 725.7	2020	HB2 2020	54

Appendix D. Key State and Federal Homelessness, Rental, and Homeowner Assistance Programs

(in thousands)

#	Program	Agency	Program Type	State		Federal					Notes	#
				General Fund	Other State	USDA	HUD	HHS	Covid-related	Other Federal		
1	Linkages	MFA and HSD	Permanent Supportive Housing (PSH)	\$4,300.0	\$3,076.9						FY22 funding. \$3.5m GF to MFA for rental offset, \$800k to BHSD for services, leveraged with an estimated \$3 m Medicaid. Participants typically pay 30 percent of adjusted income toward rent, and Linkages subsidizes the remainder	1
2	Section 8 tenant-based housing choice vouchers	Public Housing Authorities via HUD	Rent subsidy				\$79,087.7					2
3	Section 8 project-based housing choice vouchers	Public Housing Authorities via HUD	Rent subsidy				\$14,324.3				737 vouchers are dedicated to veterans (VASH), 561 are leased	3
4	Housing Opportunities for Persons with AIDS: HOPWA	MFA	Rent and Mortgage Subsidy				\$1,227.2		\$146.2		Formula grants - \$631.5k for state and \$595.7k for Albuquerque. Past competitive grant awards have gone to Albuquerque and Santa Fe City for between \$76k and \$1.2m. \$146.2k to state from CARES	4
5	Landlord Collaboration Program	MFA and CYFD	Rent subsidy	\$59.2						\$900.0	Funds are distributed from MFA to landlords to cover costs beyond the security deposit such as: Damages above security deposit on rental units, Lost rent up to one month for repair time, Repairs (up to \$1,000) to meet HUD requirements upon move in, Up to \$500 flexible funds for needs during tenancy. \$900k transfer from TANF (pg. 89 of '22 HB2 also in '21, '20)	5
6	Recovery Housing Program (pilot)	MFA	Property acquisition for PSH				\$1,013.9				About \$2.8 million total since FY20. One time pilot money. Allocated \$600k already for one recovery housing facility. \$2.1 million remaining for distribution. Must be spent by 9/1/2027	6
7	HOME Investment Partnerships (HOME)	MFA, ABQ and Las Cruces	Rehabilitation; assistance to homebuyers; acquisition, rehabilitation, or construction of rental housing; and tenant-based rental assistance.				\$8,759.0		\$28,767.5		Federal block grant for building, buying, and/or rehabilitating affordable housing for rent or homeownership or providing direct rental assistance to low-income people. For formula grant: \$5.9 m to state of NM, \$2.2 m to Albuquerque and \$535.9k to Las Cruces. For ARPA money - \$19.6 to MFA and \$9.2 to ABQ and Las Cruces. HOME requires a 25% match. 12 new projects authorized in 2021 for \$2.9 million, 7 of which were home owner rehab projects in Ohkay Owingeh.	7
8	New Mexico Housing Trust Fund (appropriations since 2020) session	MFA	Loan		\$14,200.0					\$25,000.0	The New Mexico Housing Trust Fund was created in 2005 to provide flexible funding for housing initiatives. Laws 2021, Chapter 24 expanded its purpose to include rental and mortgage assistance, housing counseling, down payment assistance, home rehabilitation and weatherization, and programs to address homelessness based on need as determined by MFA. Future recurring funding of \$30 m starting in 2024 as a result of SB 134. See green boxes on approps tab. \$25m ARPA, \$14.2m capital, \$2m from mortgage regulatory fund.	8
9	New Mexico Homeowner Assistance Fund	MFA	mortgage subsidy							\$55,772.7	From ARPA Homeowner Assistance Fund. \$49 million for up to \$20k grants to homeowners to fund mortgage payments, taxes, and insurance to maintain housing and/or to reduce housing cost delinquency. Remaining \$6.1 million went to MFA for administration and ~\$810k went to Mediadesk for advertisement.	9
10	CARES Emergency Solutions Grant	MFA	Homelessness assistance and prevention				\$1,610.9		\$20,959.8		HUD money is formula (\$1.2 m for state and \$384.7 k for Albuquerque). CARES was one-time money (\$13 m to MFA and \$8 m to local gov) which must be spent by 9/23 "to prevent, prepare for, and respond to coronavirus, among individuals and families who are homeless or receiving homeless assistance and to support additional homeless assistance and homelessness prevention activities"	10
11	Public Housing Fund	Public Housing Authorities via HUD	rental subsidy via publically owned housing				\$27,407.6		\$2,009.0		in 3,525 units in 43 developments with 21 PHAs participating in NM Provides grants to Public Housing Authorities to operate, maintain, and make capital improvements to the approximately 1.7 million residents of public housing. Covid Money was from CARES	11
12	Emergency Rental Assistance (CARES and ARPA)	DFA, Albuquerque, Bern. Co. and Dona Ana Co.	Rental Assistance							\$352,000.0	\$42.3 m to Albuquerque, \$15m for Bern. Co., \$16.5 m for Dona Ana, and \$284.2m to DFA to spent for rest of state. Households number is from DFA only, from their Nov. 22 budget hearing. Projected balance of \$55m for state	12

Appendix D. Key State and Federal Homelessness, Rental, and Homeowner Assistance Programs

(in thousands)

#	Program	Agency	Program Type	State		Federal					Notes	#
				General Fund	Other State	USDA	HUD	HHS	Covid-related	Other Federal		
13	Community Development Block Grant	MFA, DFA, Albuquerque, Santa Fe, Las Cruces, Farmington, and Rio Rancho	rental and homeowner assistance, grants for developers.				\$18,236.3			\$28,302.0	Formula HUD money: \$11.3m for FDA. \$4.3m for Albuquerque, \$397.5k for Farmington, \$1m for Las Cruces, \$521.3k for Rio Rancho, and \$605.1k for Santa Fe. Covid money was \$18.9m for DFA and the rest to locals. CDBG uses are more broad than housing and can include "planning and administrative activities; public works and public facilities; housing-related activities; public services; economic development; and acquisition, demolition, and disposition of real property." Covid DFA money went to: \$4.6 m for purchase of low-income rentals in Santa Fe (Lampighter Inn) and West Berry Senior center in Hobbs. \$12.3 million for rent and mortgage assistance of up to \$1,500 per month for three months (~2,000 households)	13
14	National Housing Trust Fund	MFA	development grants				\$3,521.2				HUD grants to produce and preserve affordable housing for extremely low- and very low-income households. 80% must be used for rental housing. There are 9 open HTF rental development projects in NM right now - 3 in Albuquerque, and one each in Artesia, Santa Fe, Taos, Socorro, Belen, and Mescalero for an average of ~\$500k each	14
15	CARES Coronavirus Relief Fund	MFA	Homelessness assistance and prevention							\$15,000.0	Appropriated to DFA for MFA "to contract for services to provide emergency housing assistance and assistance for the homeless" See Item 4 in appendix B	15
16	ARPA State Fiscal Recovery Funds	DFA	Homelessness assistance and prevention							\$20,000.0	To provide housing assistance for homeless persons. See Items 8 & 9 in Appendix B	16
17	Low Income Home Energy Assistance Program (LIHEAP)	HSD and MFA	Utility and weatherization assistance					\$21,130.2	\$27,697.5	\$518.0	From HHS to HSD. Assistance grants to reduce the costs associated with home energy bills, energy crises, weatherization, and minor energy-related home repairs. Usually MFA takes care of weatherization via their energy\$mart program and HSD the utility assistance. \$518 other federal is from the infrastructure act for FY23 only. MFA reports getting \$2.5 million of FY22 formula.	17
18	NM Energy\$mart	MFA	weatherization assistance							\$24,596.2	For households at or below 200% FPL. Average weatherization grant ~\$5,500. \$22m from ILJA and \$2.5 m DOE formula grant. Did not double count MFA LIHEAP money here.	18
19	Runaway and Homeless Youth Grants	Youth shelters	Homelessness assistance and prevention					\$990.2	\$340.7		Current Grantees are Cavern City Child Advocacy Center in Carlsbad, YDI in Albuquerque, Youth Shelter and Family Services in Santa Fe, A New Day Youth, Inc. in Albuquerque and DreamTree Project in Taos.	19
20	Chafee Foster Care Independence Program	CYFD	Homelessness assistance and prevention					\$356.6	\$1,874.2		CYFD gives out up to \$3k per youth, one time between ages 18 and 23. Not more than 30% of Chafee funds can be used for room and board expenses. CYFD reported 133 youth payments with ARPA money in an FY22 report.	20
21	Community Services Block Grant	HSD and MFA	Rent and Mortgage Subsidy					\$4,104.0	\$5,511.2		HSD received the block grant and then subawards it to six Community Action Agencies for food, housing, medicine, work and education. The CAAs are Community Action Agency of Southern NM, Eastern Plains Community Action Agency, Economic Council Helping Others, HELPNM, Mid-West Community Action Program, and Southeast NM Community Action Corporation.	21